

Municipal Clerk
Atlanta, Georgia

AN ORDINANCE
BY: COUNCIL MEMBER CLETA WINSLOW

AN ORDINANCE TO AMEND THE CITY OF ATLANTA ZONING
ORDINANCE, AS AMENDED, SO AS TO REZONE CERTAIN PROPERTIES
WITHIN THE PITTSBURGH REDEVELOPMENT PLAN AREA FROM
VARIOUS DISTRICTS TO VARIOUS DISTRICTS TO IMPLEMENT THE
PITTSBURGH REDEVELOPMENT PLAN; AND FOR OTHER PURPOSES.

NPU V

COUNCIL DISTRICT: 4

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY
ORDAINS:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located in the **Pittsburgh Redevelopment Plan area**, be changed as described in the attached schedule, Exhibit A and as shown on the attached map, Exhibit B, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 73 and 75 of the 14th District, Fulton County, Georgia, being more particularly shown on the attached maps.

SECTION 2. That if this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director of Bureau of Buildings shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinances are hereby repealed.

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Exhibit A

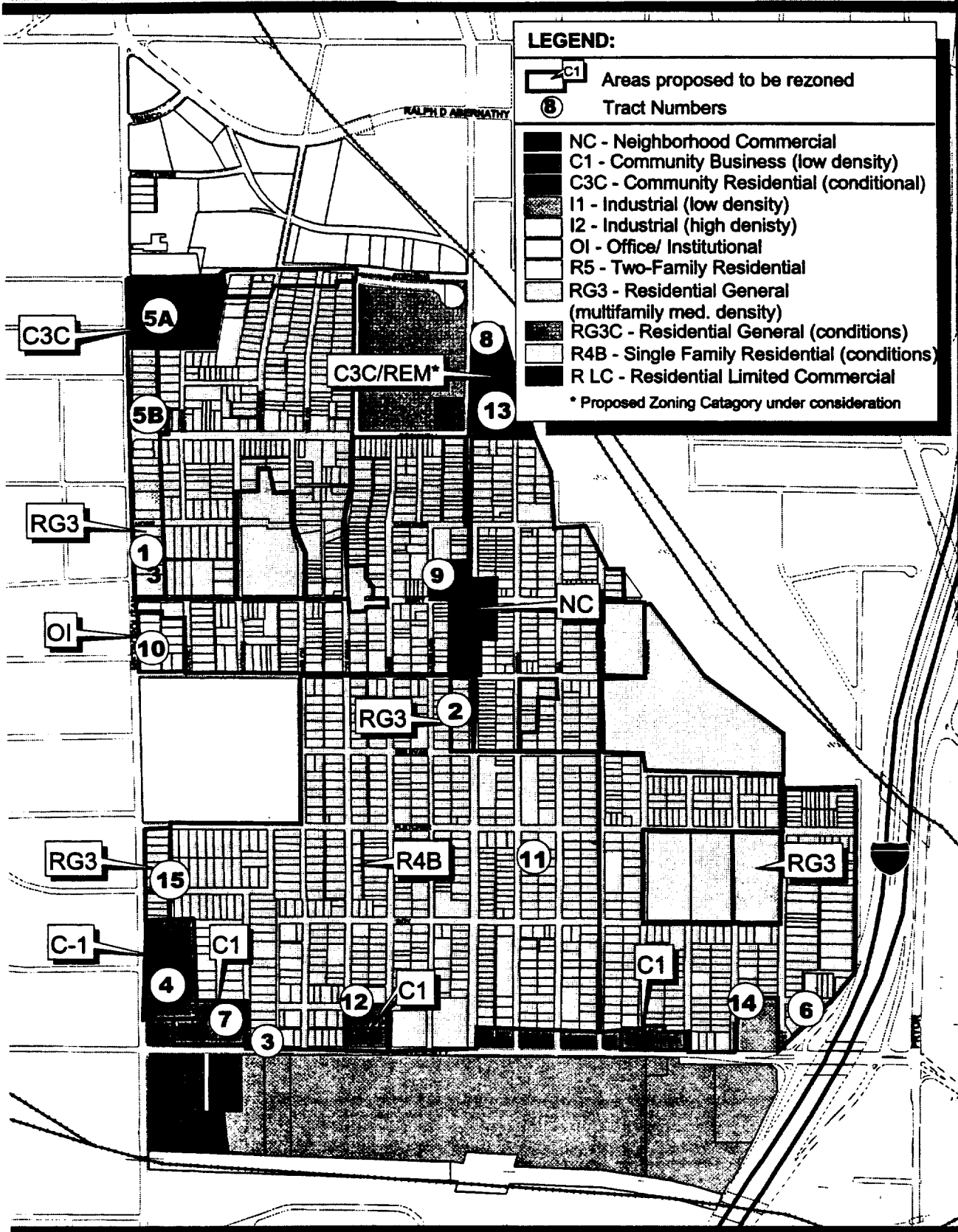
DESCRIPTIONS OF PROPOSED ZONING CHANGES:

Pittsburgh Community Redevelopment Plan

Table to accompany Proposed Zoning Map

Tract Number	Location	Current Zoning	Proposed Zoning	Rationale for Change
1	Between Hope and Mary streets	C1	RG3	To promote residential redevelopment in the area/ Townhomes
2	McDaniel at Delevan	C1	RG3	To promote residential redevelopment in the area/ Townhomes
3	At University and Mayland	C1	R4B	To promote single-family/ homeownership in the neighborhood
4	At Metropolitan	C2C	C1	To develop a commercial node at the corner of University Ave. and Metropolitan Blvd.
5A	At Metropolitan and Shelton	I1	C3C	To create a transition between the industrial parcels to the north and the residential character of Metropolitan
5B	At Metropolitan and Shelton	I1	RG3	To promote residential redevelopment in the area/ Townhomes
6	Intersection of West and University	I1	R4B	To promote single-family/ homeownership in the neighborhood
7	University at Mayland	I1	C1	To develop a commercial node at the corner of University Ave. and Metropolitan Blvd.
8	At McDaniel and Stephens	I2	C3C	To provide an opportunity for Townhome/ Loft housing homeownership in the neighborhood
9	McDaniel at Mary	R5	C1C	To develop a neighborhood commercial core
10	At Metropolitan at Arthur	R5	OI	To provide for the development of a community center
11	Pittsburgh Single Family Residential Area	R5	R4B	To encourage single family residential redevelopment and homeownership in the neighborhood
12	University at Sims	R5	C1	To provide opportunities for office and low density commercial on University Ave.
13	At McDaniel and Rockwell	R5	C3C	To provide an opportunity for Townhome/ Loft housing homeownership in the neighborhood
14	At University and Hugo	R5	C1	Due to existing topography these parcels are best served as commercial
15	Metropolitan at Mayland	R5	RG3	To promote residential redevelopment in the area/ Townhomes

Exhibit B



LEGEND:

- C1 Areas proposed to be rezoned
- 8 Tract Numbers
- NC - Neighborhood Commercial
- C1 - Community Business (low density)
- C3C - Community Residential (conditional)
- I1 - Industrial (low density)
- I2 - Industrial (high density)
- OI - Office/ Institutional
- R5 - Two-Family Residential
- RG3 - Residential General (multifamily med. density)
- RG3C - Residential General (conditions)
- R4B - Single Family Residential (conditions)
- RLC - Residential Limited Commercial
- * Proposed Zoning Category under consideration

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

900 0 900 Feet

Printed: June 28, 2001

